

# \$99,900 - 30 3 Street, Blue Ridge

MLS® #A2214375

**\$99,900**

3 Bedroom, 2.00 Bathroom, 854 sqft  
Residential on 1.22 Acres

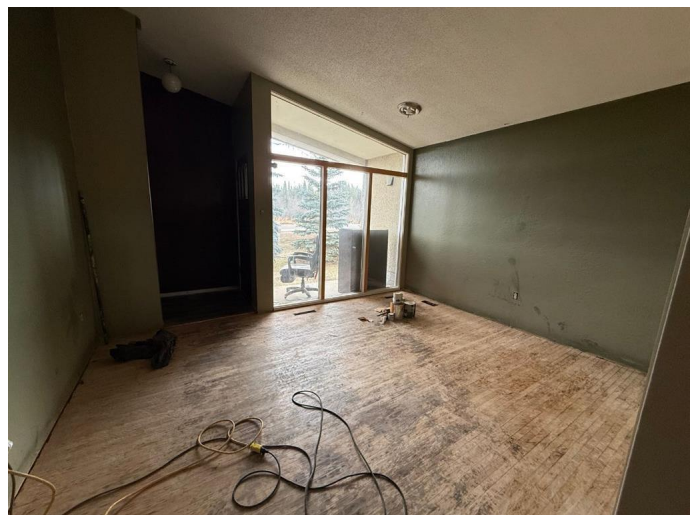
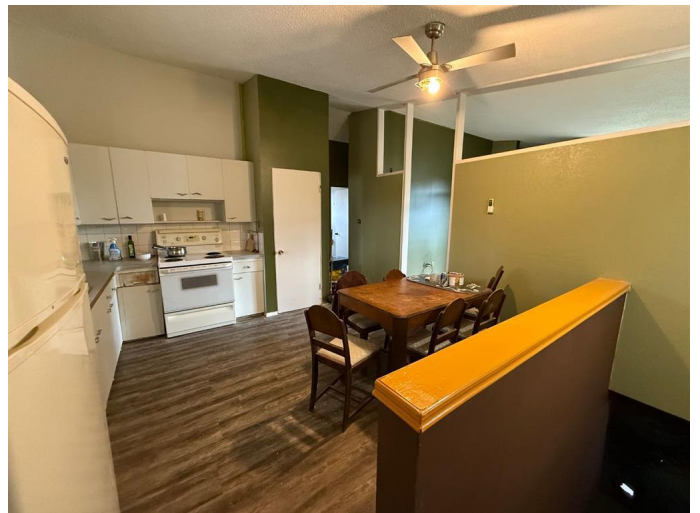
NONE, Blue Ridge, Alberta

Nestled on a spacious 1.22-acre lot, this cute 3-bedroom, 1 and a half-bath home is full of charm and ready for your personal touch! Whether you're looking for a cozy country retreat or your next renovation project, this property offers the perfect opportunity to create your dream home. Inside, you'll find a warm and inviting layout with great natural light and vintage character just waiting to be restored. The living space is cozy and functional, with a layout that lends itself to easy updates and customization. Both bedrooms are comfortably sized, and the kitchen offers a solid footprint for a beautiful remodel. Best of all there is no poly-b plumbing, giving you one less thing to worry about as you make improvements. Outside, enjoy the peace and privacy of over an acre of land — perfect for gardening, outdoor entertaining, or even expanding the home. Surrounded by mature trees and with plenty of space to roam, this is a rare chance to own a little slice of country charm. Bring your vision and make this sweet home shine!

Built in 1960

## Essential Information

MLS® #	A2214375
Price	\$99,900
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	854
Acres	1.22
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	30 3 Street
Subdivision	NONE
City	Blue Ridge
County	Woodlands County
Province	Alberta
Postal Code	T0E 0B0

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Laminate Counters
Appliances	Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Balcony
Lot Description	Cleared, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Cedar
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	51
Zoning	Urban Reserve

**Listing Details**

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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